

- SCOPE of SITE WORK:
- A. WORK OUTSIDE PROPERTY LINE
1. PROVIDE DRIVEWAYS AS SHOWN THIS PLAN
  2. PROVIDE NEW 5' SIDEWALK ALONG CARTER CREEK PARKWAY
  3. REPLACE OLD 4' SIDEWALK ALONG VILLA MARIA W/ 5' SIDEWALK
  4. PROVIDE HC RAMPS TO MEET TEXAS AND ADA REQUIREMENTS
  5. PROVIDE LANDSCAPE PLANTING IN R.O.W. (GRASS)
  6. PROVIDE STREET BARRICADE FOR DRIVEWAY WORK
- B. YARD IMPROVEMENTS
1. CHANGE PARKING LAYOUT AS SHOWN THIS PLAN
  2. CONSTRUCT LANDSCAPE & PARKING CURBING AS SHOWN THIS SHEET
  3. PROVIDE PAVING REPAIRS / OVERLAY / ETC AS DEFINED BY OWNER
- C. UTILITY IMPROVEMENTS
1. PROVIDE WATER AND SEWER CONNECTIONS AS SHOWN THIS SHEET
  2. PROVIDE IRRIGATION WATER METER AND CONNECTION
  3. PROVIDE ELECTRICAL POWER AS LOCATED THIS SHEET AND AS SHOWN BY ARCHITECT'S DRAWINGS

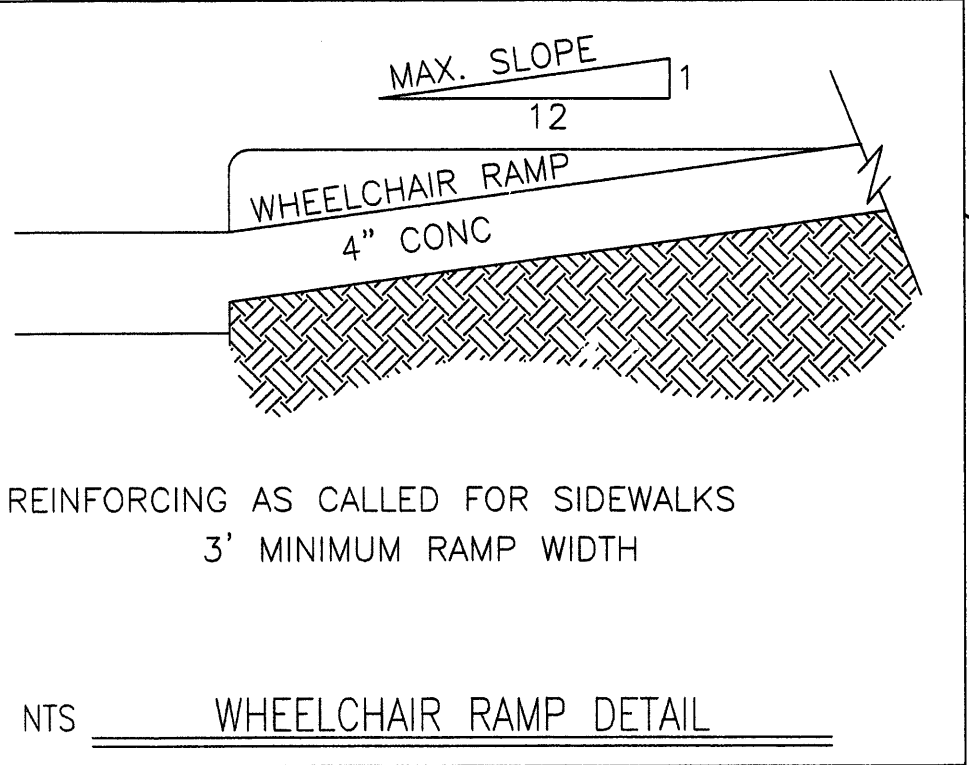
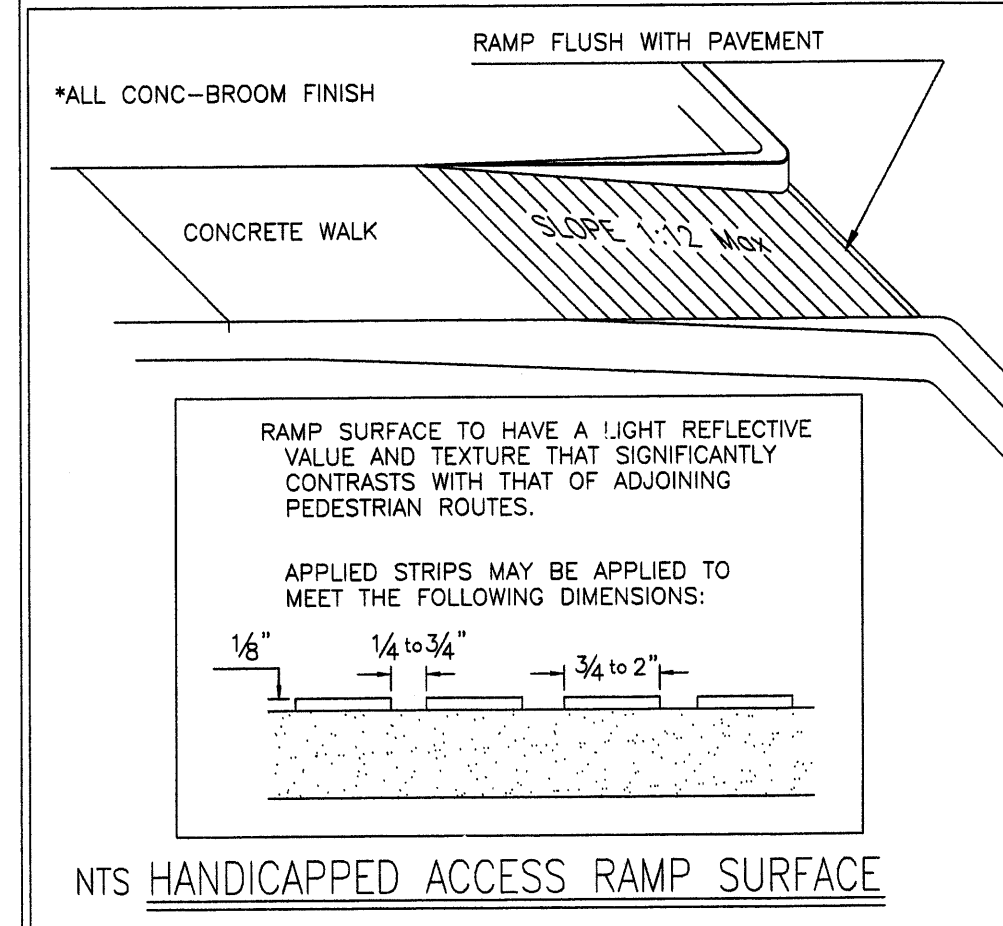
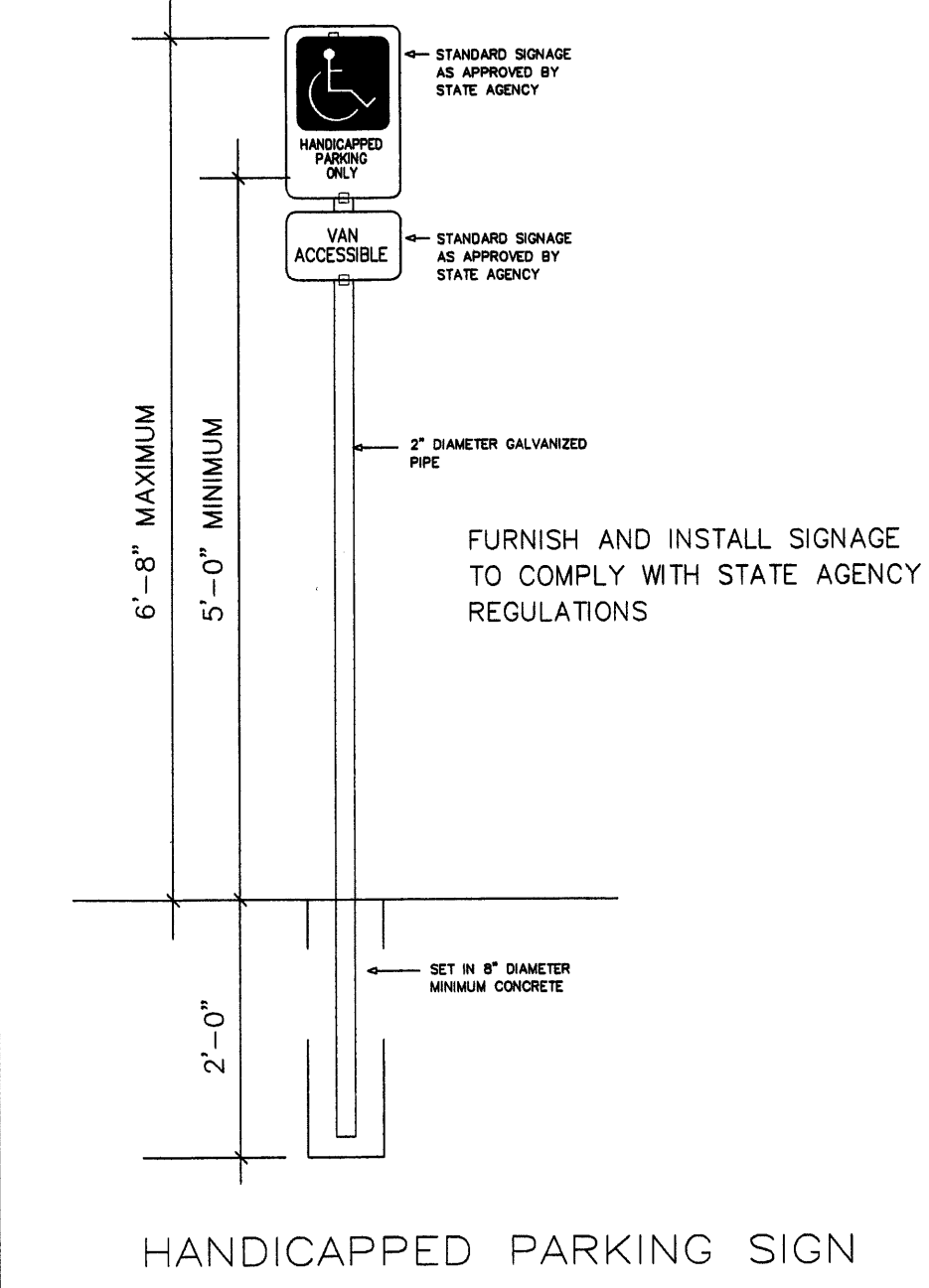
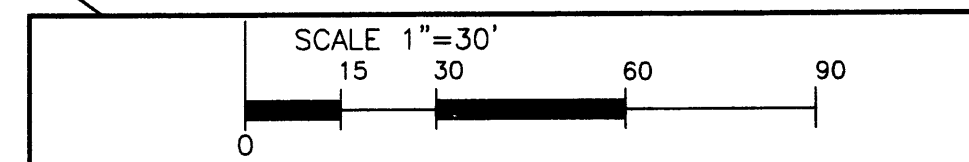
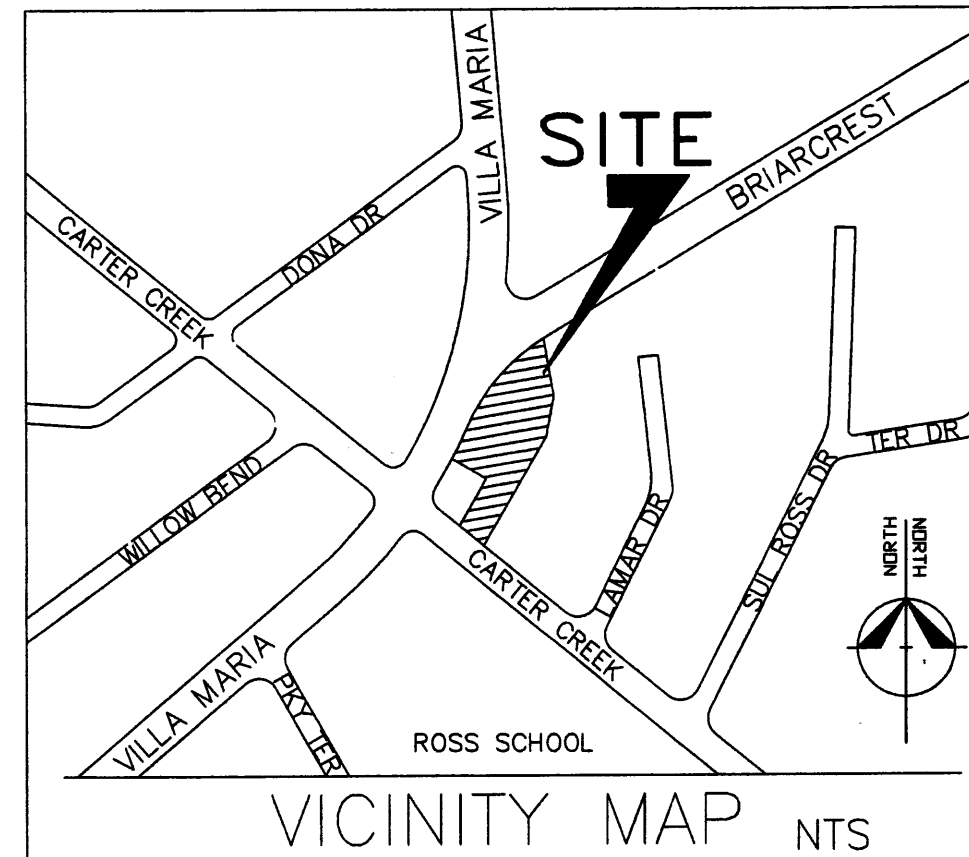
LEGAL DESCRIPTION:  
VILLA MARIA PLAZA SUBDIVISION  
LOCATED @ VILLA MARIA & BRIARCREST  
(THIS PROJECT @ 1100-1127 EAST VILLA MARIA ROAD) BRYAN, TEXAS

- LEGEND
- ① PARKING THIS ROW
  - PAINTED CROSSWALK
  - LIVE LANDSCAPE AREA
  - YARD LIGHTING
  - LEGEND IDENTIFICATION MARK
  - TRAFFIC FLOW DIRECTION (NOT PAVEMENT MARKING)
  - PAINTED HANDICAP PARKING MARKER
  - HANDICAP PARKING SIGN
  - CONCRETE PAVED AREA

- IDENTIFICATION MARKERS
- ① NEW CONCRETE PAVING (NONE)
  - ② NEW ASPHALT PAVING
  - ③ ASPHALT REPAIR & RESURFACING
  - ④ 6" CONCRETE CURB (TYPICAL)  
CURB SECTION DETAIL SAME AS SIMILAR CURBS THIS SHOPPING CENTER
  - ⑤ CONCRETE SIDEWALK
  - ⑥ SIDEWALK HC RAMP (ADA STANDARDS/ 1:12 SLOPE MAX)
  - ⑦ HC PARKING SIGN (Sign to Designate "Van Space" @ Van Spaces)  
SIGNS TO MATCH OTHER SIMILAR USE SIGNS AT THIS SHOPPING CENTER
  - ⑧ NONE
  - ⑨ FIRELANE MARKING ACCORDING TO CITY DETAILS
  - ⑩ NONE
  - ⑪ TRASH ENCLOSURE (MEETS CITY REQUIREMENTS) W/ 7" CONC PAD  
W/ 1/4" REIN. STEEL @ 12" OC EA WAY.
  - ⑫ NONE
  - ⑬ 1" COPPER WATER SERVICE LINE
  - ⑭ 1 1/2" COPPER WATER SERVICE LINE
  - ⑮ 4" PVC SAN SEWER DRAIN LINE
  - ⑯ POWER SERVICE
  - ⑰ NONE
  - ⑱ TELEPHONE SERVICE CONDUIT  
CONTRACTOR TO FURNISH AND INSTALL  
REDUCED PVC CONDUIT W/ PULL STRING  
STUBBED UP NEAR ELECTRICAL TRANSFORMER PAD.
  - ⑲ NONE

- SITE INFORMATION
- MISCELLANEOUS BUILDING DATA:  
NUMBER OF STORES - VARIES  
ROOF OVERHANGS - VARIES  
FINISH FLOOR ELEVATION = ????'
  - SITE COVERAGE SUMMARY:  
TOTAL AREA LOT #1 = 3.31 acres  
BUILDING AREA LOT #1 = 39,880sf = 27.7%
  - LANDSCAPING:  
LANDSCAPING TO MEET CITY OF BRYAN REQUIREMENTS  
SHOWN BY SEPARATE LANDSCAPE DRAWING
  - PARKING:  
PARKING REQUIREMENTS @ 1/1000sf=180  
PARKING SPACES AVAILABLE THIS LOT = 151  
HC PARKING REQUIRED ? VAN HC PARKING PROVIDED=4  
HC PARKING PROVIDED=5
  - FIRE PROTECTION:  
FIRE HYDRANT LOCATION INDICATED THIS SHEET  
FIRE HOSE LAY- HOSE LAY ROUTE SHOWN THIS SHEET
  - ZONING:  
RETAIL
  - FLOODPLAIN:  
NONE OF THIS EXISTING OR PROPOSED DEVELOPMENT IS  
LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS DEFINED  
BY FEMA MAP #4804100141, D. DATED JULY 1992.
  - STORM WATER DRAINAGE:  
EXISTING DRAINAGE TO REMAIN  
NO GRADING OR DRAINAGE MODIFICATIONS PROPOSED.
  - SITE GRADING & DRAINAGE:  
NO GRADING OR DRAINAGE MODIFICATIONS PROPOSED.
  - UTILITIES:  
CONNECT TO EXISTING UTILITIES
  - LIGHTING:  
YARD LIGHTING PLACEMENT TO BE DETERMINED

- GENERAL CONSTRUCTION NOTES:
- PAINTED PAVING STRIPES AND MARKINGS BY OWNER
  - ALL TRAFFIC AND PARKING SIGNAGE BY OWNER
  - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT.
  - THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
  - NO FOOD PREPARATION SERVICES ARE AVAILABLE AT THIS SITE.  
IF FOOD SERVICES ARE EVER PROVIDED, THE PROPER GREASE TRAP ETC. WILL BE INSTALLED.
  - THE DISCHARGE WASTE STREAM FROM THIS SITE IS "NORMAL DOMESTIC WASTEWATER"
  - CONTRACTOR SHALL CONTACT THE SOLID WASTE DEPARTMENT (200-5934) PRIOR TO DUMPSTER PAD CONCRETE POUR.



# BUILDING ADDITION SITE PLAN

M.L. HAMMONS, P.E.






1700 George Bush East  
College Station Texas 77840  
979 696 1444  
979 696 3651  
Fax 979 696 3651

STATE OF TEXAS  
M. L. HAMMONS  
25308  
REGISTERED PROFESSIONAL ENGINEER

SULMAR SITE PLAN  
SULMAR CENTER ADDITION  
1100-1127 EAST VILLA MARIA ROAD BRYAN, TEXAS

REVISION	DATE	DRAWN	CHECKED	DATE	PROJECT NUMBER
			H	7/26/06	SP1.1





SITE LANDSCAPING REQUIREMENTS:  
TOTAL AREA Lot 1= 3.31 acres  
BUILDING AREA LOT #1 = 39,880sf = 27.7%  
39,880sf x .15% = 5,982 TOTAL POINTS REQUIRED

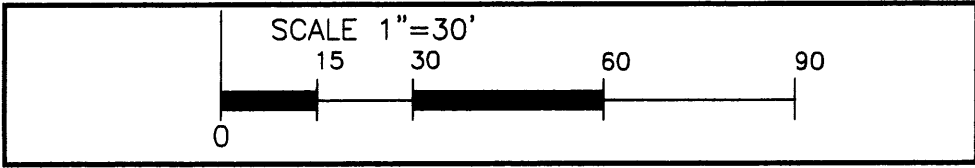
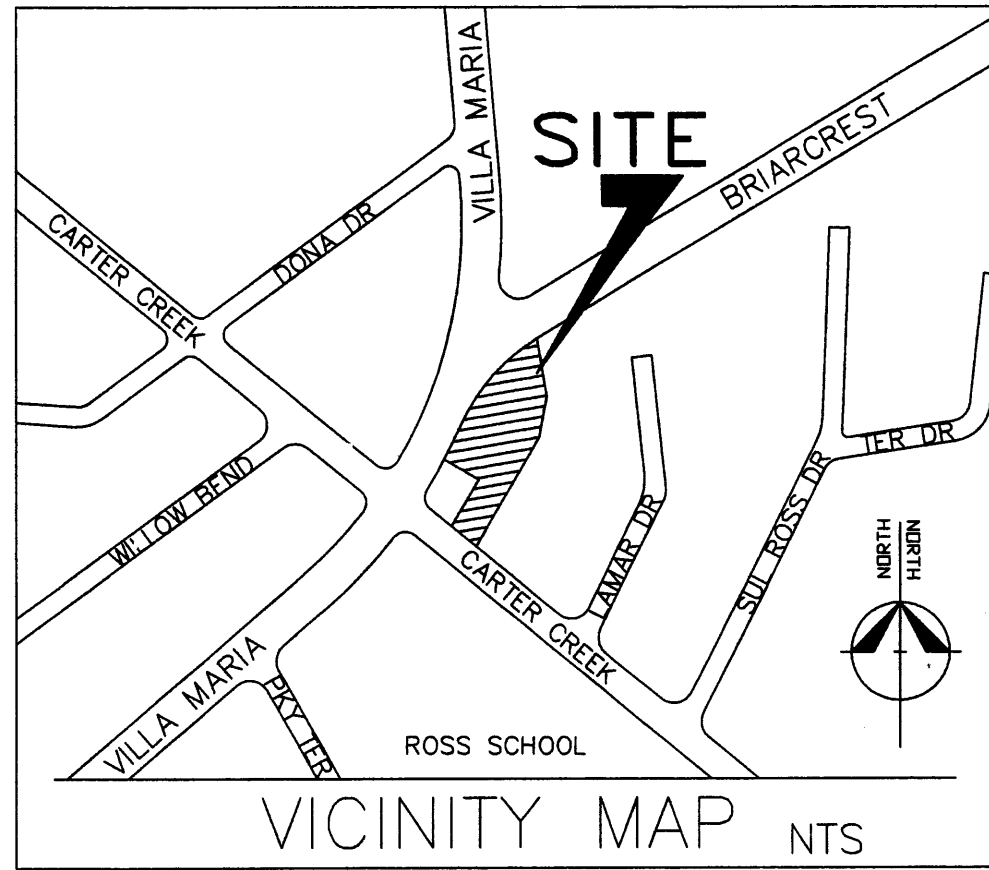
Plant List					
Key	Quantity	Size	Common Name (Botanical Name)	Point Value	Points
Canopy Trees					
	17	100 (gal.)	Live Oak (Quercus virginiana)	200	3400
Non-Canopy Trees					
	11	30 (gal.)	Crape Myrtle (Lagerstromia indica)	150	1650
Shrubs					
	19	7 (gal.)	Indian Hawthorn (Raphiolepis indica sp.)	10	190
	13	10 (gal.)	Wax Myrtle (dwarf) (Myrica. cerifera var. pumila)	10	130
Planting Bed					
	716		Asian Jasmine (Trachelospermum asiaticum)	1	716
TOTAL PROPOSED LANDSCAPING					6,086 Points



LEGAL DESCRIPTION:  
VILLA MARIA PLAZA SUBDIVISION  
LOCATED @ VILLA MARIA & BRIARCREST BRYAN, TEXAS  
(THIS PROJECT @ 1100-1127 EAST VILLA MARIA ROAD)

LEGEND

-  PAINTED CROSSWALK
-  LIVE LANDSCAPE AREA
-  TRAFFIC FLOW DIRECTION (NOT PAVEMENT MARKING)
-  PAINTED HANDICAP PARKING MARKER



LANDSCAPING PLAN

M.L.HAMMONS, PE

1700 George Bush East.  
College Station Texas 77840  
979 696 1444  
979 696 3651

SULMAR LANDSCAPING PLAN

SULMAR CENTER ADDITION

1100-1127 EAST VILLA MARIA ROAD BRYAN, TEXAS

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